



Vision

To attain well planned and self-reliant communities via land and housing regulations.

Mission

To promulgate and enforce land use and housing regulations which sustain a balance among economic advancement, social justice and environmental protection for the equitable distribution and enjoyment of development benefits.

The CEO's Recap and Message



Of all the positive things that happened in the housing industry this year, we felt that its continuing upsurge would make a good banner story for this annual report.

Buoyed by a clearer business climate and liberalized housing policies implemented by the Board, developers again found housing a good venture. This turnaround could not have meant more to us in the government sector as we tried to prove that the gains of the last two years were not just a lucky chance.

The record speaks for itself: Our data on License to Sell (LS) issued to residential projects indicates an upward trend for the third straight year. In 2003, we issued License to Sell to 131,130 housing units which increased by 14% from the 113,452 registered in 2002. This figure grew significantly since the real estate sector slowly rebounded in 2001 when 97,437 units were licensed.

To cap a fruitful year and in recognition of the different stakeholders who made the housing industry what it is today, all key shelter agencies (KSAs) spearheaded by the Housing and Urban Development Coordinating Council (HUDCC) held its KABALIKAT SA PABAHAY AWARDS. The winners accepted their awards from President Gloria Macapagal-Arroyo in Malacañang. The Board came up with its own set of awardees from four categories: leading developer for socialized, low-cost, economic, open housing and condominium development.

The launching of the KABALIKAT SA PABAHAY AWARDS was also considered a sound step towards boosting private sector confidence along with appropriately informing the sector's many publics of the thrusts and far-reaching reforms undertaken by the administration.

HLURB's contribution to all of these have been complemented by our pursuit of programs and activities as a regulatory body.

While many have set their sights on building a vision for the housing sector, the Board quietly but effectively continued to lay the groundwork for development starting from the local level. We approved the Comprehensive Land Use Plan/Zoning Ordinance (CLUP/ZO) of eight (8) Local Government Units (LGUs) namely: Malabon, Gen. Santos City, Pateros, Taguig, Pasay City, Caloocan City, Navotas and Baguio City. We extended technical assistance to 173 LGUs exceeding the 153 that we targeted for the year.

We have stepped up our monitoring and investigation of projects despite the fact that our agency remained short on people who could handle the job. Notwithstanding, we addressed 10,204 out of the 12,611 violations that were reported to us.

We have pursued initiatives aimed at developing a conducive business atmosphere to encourage more homebuilders. This includes the easing up of restrictive policies and regulations such as the requirement for the issuance of license to sell for farmlot subdivisions as well as the guidelines on the issuance of certification that the project is socialized housing. On non-residential projects, we have amended the rules and regulations for memorial park/cemetery by deleting the operational clearance issued by the Department of Health (DOH) as one of the requirements for final approval.

Each year, we in the Board, look forward to more challenging and significant activities. Behind all these is the thinking that, whatever the numbers indicate, the Board will do anything under its power to put the sector back on its feet again. By doing so, we hope to enhance the relevance and effectiveness of the agency as a catalyst for national development.


ROMULO O. FABUL
Chief Executive Officer and Commissioner

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Policy Directions

Thrusts

1. Effective enforcement of more responsive land use and housing rules, regulations, standards and guidelines
2. Revitalized integrated permitting and monitoring system
3. Intensified provision of technical assistance to LGUs to ensure formulation and approval of their new or updated Comprehensive Land Use Plans
4. Effective linkages with government and private sector as well as foreign organizations
5. Effective and prompt resolution of cases involving land use, buyer/developer/owner and Homeowners Associations intracorporate disputes
6. Fully operational, upgraded and maintained IT systems, facilities and services
7. Restructured organization with appropriate personnel complement

Strategies

1. Focus more specifically on:
 - implementation of updated/revised rules and regulations for subdivision and condominium projects
 - adoption of the streamlined permitting system
 - fast-tracking of town plan formulation and review functions
 - development monitoring
2. Strengthen our institutional capabilities through:
 - organizational restructuring and upgrading
 - comprehensive human resource development
 - cultivation of internal and local linkages
3. Implement fully IT systems in the regional and central offices

2003 Accomplishment in Detail

In CY 2003 HLURB continued to maintain its strategic position in providing outstanding performance on all controlled indicators of housing and land use regulatory functions. With its limited manpower and financial resources, HLURB's regional operations managed to achieve above-target results. The cross-posting program which was introduced three years ago, while initially on its testing grounds, was able to prove that the professional services and management of the HLURB regional directors can be attained in whatever environment they are posted in.

Comprehensive Land Use Planning Assistance

Comprehensive land use planning assistance under the Town Planning and Zoning Assistance Program continued to be the major activity, the backbone and foundation of our regional operations.

The program aims to develop a Comprehensive Land Use Plan and Zoning Ordinance (CLUP/ZO) which brings together the various components of each local government unit, i.e a) its development policies, b) its locally adopted implementing instruments, and c) the institutionalization of local planning capability.

In assisting the LGUs, the following process is undertaken:

- *Cross-sectoral evaluation of significant sectoral findings needed in drafting rational development strategy and/or land use proposals*
- *In-depth information gathering on development activities in the area, actual and proposed*
- *Identification of land use resources for services and utilities*
- *Revision or updating of existing regulations/plans that need to be refined, in keeping with the changing times*
- *Formulation of implementing rules and regulations on land development*

For CY 2003, the Board targeted to assist 153 LGUs in formulating, revising or updating their CLUP/ZO. Actual number of LGUs assisted was 173. Such assistance resulted in the completion of 121 CLUPs nationwide. (See Table 1)

Completion of the CLUP/ZO requires further approvals from the Provincial Land Use Committee (PLUC) or the Regional Land Use Committee (RLUC). The HLURB technical staff continued to assist the LGUs by way of monitoring the status of the approval of completed plans, as well as facilitating the refinements and integration of the comments of the PLUC and the RLUC.

A total of 606 LGUs received such assistance which resulted in the approval and authentication of 185 CLUPs/ZOs. (See Table 2)

Table 1. LIST OF COMPLETED CLUPs/ZOs BY REGION
Calendar Year 2003

CAR

1. Danglas, Abra
2. Lacub, Abra
3. Luba, Abra
4. Langangilang, Abra
5. San Juan, Abra
6. Flora, Apayao
7. Kabayan, Apayao
8. Balbalan, Kalinga
9. Pasil, Kalinga
10. Rizal, Kalinga
11. Tanglayan, Kalinga

Region 1

1. Adams, Ilocos Norte
2. Bani, Pangasinan
3. Labrador, Pangasinan
4. Mabini, Pangasinan
5. Mapandan, Pangasinan
6. Sison, Pangasinan
7. Umingan, Pangasinan
8. Villasis, Pangasinan
9. Bugallon, Pangasinan

Region II

1. Sta. Ana, Cagayan
2. Solana, Cagayan
3. Cabatuan, Isabela
4. Gamu, Isabela
5. Mallig, Isabela
6. Roxas, Isabela
7. Saguday, Quirino

Region III

1. Bocaue, Bulacan
2. Bustos, Bulacan
3. Calumpit, Bulacan
4. Plaridel, Bulacan
5. Aliaga, Nueva Ecija
6. San Isidro, Nva. Ecija
7. Arayat, Pampanga
8. Gerona, Tarlac
9. Nampicu-an, Tarlac
10. Pura, Tarlac

Region IV-A

1. San Juan, Batangas
2. Andangan, Quezon

Region IV-B

1. San Fernando, Romblon

Region V

1. Libon, Albay
2. Malilipot, Albay
3. Rapu-rapu, Albay
4. Basud, Camarines Norte
5. Labo, Camarines Norte
6. Vinzons, Camarines Norte
7. Bato, Camarines Sur
8. Libmanan, Camarines Sur
9. Lupi, Camarines Sur
10. Ocampo, Camarines Sur
11. Pasacao, Camarines Sur
12. Ragay, Camarines Sur
13. Tiga-on, Camarines Sur
14. Baras, Catanduanes
15. Panganiban, Catanduanes
16. San Miguel, Catanduanes
17. Dimasalang, Catanduanes
18. Esperanza, Masbate
19. Pio. V. Corpuz, Masbate
20. Uson, Masbate

Region VI

1. Hamtic, Antique
2. San Remegio, Antique
3. Sibalom, Antique
4. Tibiao, Antique
5. Mambusao, Capiz
6. Badiangan, Iloilo
7. Balasan, Iloilo
8. Barotac Nuevo, Iloilo
9. Sara, Iloilo
10. Zarraga, Iloilo
11. PPFP of Antique

Region VII

1. Baclayan, Bohol
2. Bien Unido, Bohol
3. Valencia, Negros Or.

Region VIII

1. Biliran, Biliran
2. Kawayan, Biliran
3. Mac Arthur, Leyte
4. Villaba, Leyte
5. Lapinig, N. Samar
6. Palapag, N. Samar
7. Almagro, Samar
8. Hinabangan, Samar
9. Jiabong, Samar
10. Lavezares, Samar
11. Talalora, Samar
12. Sto. Niño, Samar

Region IX

1. La Libertad, Lanao DN
2. Kabasalan, Zamboanga, Sibugay
3. Siay, Zamboanga, Sibugay

Region X

1. Magsaysay, Lanao DN
2. Matungao, Lanao DN
3. Nunungan, Lanao DN
4. Pona Piagapo, Lanao DN
5. Salvador, Lanao DN
6. Sultan Naga, Dimaporo, Lanao Del Norte
7. Tagolo-an, Lanao DN

Region XI

1. Maco, COMVAL Province
2. Sta. Cruz, Davao DS
3. Mati, Davao Oriental
4. PPFP of Davao del Sur

Region XII

1. Maasim, Sarangani Province
2. Malungon, Sarangani Province
3. Banga, South Cotabato
4. Kiamba, South Cotabato
5. Norala, South Cotabato
6. Surallah, South Cotabato

Region XIII

1. Buenavista, Agusan DN
2. Cabadbaran, Agusan DN
3. Carmen, Agusan DN
4. Jabonga, Agusan DN
5. Kitcharao, Agusan DN
6. Las Nieves, Agusan DN
7. Magallanes, Agusan DN
8. Nasipit, Agusan DN
9. RTR, Agusan DN
10. Santiago, Agusan DN
11. Tubay, Agusan DN
12. Gen. Luna, Surigao DN

ENCR

1. Alcantara, Romblon
2. Casiguran, Aurora Province
3. Roxas, Palawan



Zenaida Estur of RFO 8 delivering her lecture in a Seminar Workshop on CLUP formulation for LGUs.

Table 2. LIST OF LGUs WITH APPROVED CLUPs BY REGION
Calendar Year 2003

LGU	DATE OF APPROVAL	RESOLUTION NO.
CAR		
1. Danglas, Abra	7-14-03	SP Res. 31, S. 03
2. Bangued, Abra	5-22-03	SP Res. 26, S. 03
3. Atok, Benguet	5-23-03	SP Res. 03-134
4. Sablan, Benguet	3-03-03	SP Res. 03-52
5. Baguio City, Benguet	12-17-03	R-755
6. Balbalan, Kalinga	3-24-03	SP 2003-065
7. Kiangin, Ifugao	1-27-03	SP Res. 2003-798
RFO I		
1. Alcala, Pangasinan	2-21-03	SP Res. 165-2003
2. Asingan, Pangasinan	2003	SP Res. 114
3. Basista, Pangasinan	2003	SP Res. 213-2003
4. Lingayen, Pangasinan	2003	SP Res. 195-2003
5. San Manuel, Pangasinan	2-07-03	SP Res. 394-2003
6. Sto. Tomas, Pangasinan	1-10-03	SP Res. 92
7. Urbiztondo, Pangasinan	9-11-03	SP Res. 10
8. Sto. Tomas, La Union	6-30-03	SP Res. 461
9. Burgos, Ilocos Norte	5-05-03	SP Res. 2003-4742
10. New Era, Ilocos Norte	5-07-03	SP Res. 2003-4315
11. Pinili, Ilocos Norte	3-20-03	SP Res. 2003-4008
12. Piddig, Ilocos Norte	5-12-03	SP Res. 2003-3895
13. Sarrat, Ilocos Norte	5-07-03	SP Res. 2003-4135
14. San Nicolas, Ilocos Norte	4-15-03	SP Res. 2003-4093
15. Cabugao, Ilocos Sur	8-12-03	SP Res. 54
16. Magsingal, Ilocos Sur	7-08-03	SP Res. 125
17. Santa, Ilocos Sur		SP Res. 107
RFO II		
1. Angadanan, Isabela	4-29-03	SP. Res. 0295
2. Cabagan, Isabela	6-17-03	SP Res. 0301
3. Ilagan, Isabela	4-29-03	SP Res. 0295-A
4. Palanan, Isabela	6-24-03	SP Res. 0305
5. Quirino, Isabela	2-04-03	SP Res. 0257
6. Luna, Isabela	4-29-03	SP Res. 0295
7. Maconacon, Isabela	6-17-03	SP Res. 0301-A
8. Ramon, Isabela	11-25-03	SP Res. 0360
9. Reina Mercedes, Isabela	6-10-03	SP Res. 0300
10. San Pablo, Isabela	4-29-03	SP Res. 0295
11. Sto. Tomas, Isabela	4-29-03	SP Res. 0295
12. Saguday, Quirino	4-03-03	SP Res. 35
13. Abulug, Cagayan	3-07-03	SP Res. 081
14. Allacapan, Cagayan	4-21-03	SP Res. 118
15. Alcala, Cagayan	5-19-03	SP Res. 159
16. Ballesteros, Cagayan	6-20-03	SP Res. 174
17. Camalaniugan, Cagayan	4-28-03	SP Res. 132
18. Gonzaga, Cagayan	2-07-03	SP Res. 037
19. Iguig, Cagayan	2-07-03	SP Res. 036
20. Lasam, Cagayan	2-07-03	SP Res. 038
21. Peñablanca, Cagayan	6-09-03	SP Res. 170
22. Tuguegarao City, Cagayan	3-06-03	SP Res. 080
23. Alfonso Castañeda, Nueva V.	6-25-03	SP Res. 1619
24. Ambaguio, Nueva V.	6-25-03	SP Res. 1619
25. Aritao, Nueva V.	6-25-03	SP Res. 1619
26. Bambang, Nueva V.	6-25-03	SP Res. 1619
27. Bayombong, Nueva V.	6-25-03	SP Res. 1619
28. Bagabag, Nueva V.	6-25-03	SP Res. 1619
29. Dupax del Norte, Nueva V.	6-25-03	SP Res. 1619

Table 2. LIST OF LGUs WITH APPROVED CLUPs BY REGION. . . (Continuation)

LGU	DATE OF APPROVAL	RESOLUTION NO.
30. Dupax del Sur, Nueva V.	6-25-03	SP Res. 1619
31. Diadi, Nueva V.	6-25-03	SP Res. 1619
32. Kayapa, Nueva V.	6-25-03	SP Res. 1619
33. Kasibu, Nueva V.	6-25-03	SP Res. 1619
34. Quezon, Nueva V.	6-25-03	SP Res. 1619
35. Solano, Nueva V.	6-25-03	SP Res. 1619
36. Sta. Fe, Nueva V.	6-25-03	SP Res. 1619
37. Villaverde, Nueva V.	6-25-03	SP Res. 1619
RFO III		
1. Bacolor, Pampanga	3-10-03	SP Res. 78
2. Guagua, Pampanga	2-17-03	SP Res. 44
3. Lubao, Pampanga	10-20-03	SP Res. 308
4. Sasmoan, Pampanga	12-01-03	SP Res. 3441
5. Sta. Ana, Pampanga	3-10-03	SP Res. 77
6. Limay, Bataan	5-26-03	SP Res. 72
7. Bongabong, Nueva E.	4-08-03	SP Res. 119-2003
RFO IV-A		
1. Bauan, Batangas	6-04-03	SP Res. 212
2. Padre Garcia, Batangas	9-17-03	SP Res. 413
3. Tingloy, Batangas	8-27-03	SP Res. 369
4. Tuy, Batangas	7-30-03	SP Res. 329
5. Rosario, Cavite	7-14-03	SP Res. 325
6. Rizal, Laguna	1-27-03	SP Res. 63
7. Sta. Rosa, Laguna	4-28-03	SP Res. 180
8. Alabat, Quezon	8-18-03	SP Res. 2003-529
9. Sariaya, Quezon	8-18-03	SP Res. 2003-529
RFO IV-B		
1. Cagayancillo, Palawan	7-22-03	SP Res. 5533-03
2. Cuyo, Palawan	7-01-03	SP Res. 5516-03
3. Linapacan, Palawan	7-22-03	SP Res. 5532-03
4. Magsaysay, Palawan	7-01-03	SP Res. 5517-03
5. Taytay, Palawan	7-01-03	SP Res. 5518-03
6. San Jose, Occ. Mindoro	10-07-03	SP Res. 236
RFO V		
1. Pio Duran, Albay	10-07-03	SIR 10-2003
2. Baras, Catanduanes	2-07-03	SP Res. 120
3. Bagamanok, Catanduanes	8-19-03	SP Res. 033-2003
4. Pandan, Catanduanes	2-07-03	SP Res. 106
5. Panganiban, Catanduanes	5-26-03	SP Res. 034-2003
6. Vinzons, Camarines N.	10-28-03	SP res. 189-2003
7. Mandaon, Masbate	9-15-03	SP Res. 020-2003
8. Masbate City, Masbate	9-03-03	SP Res. 020-2003
9. Pio V. Corpuz, Masbate	1-20-03	SP Res. 106
10. Uson, Masbate	5-05-03	SP Res. 003
11. Matnog, Sorsogon	2003	SP Res. 77-03
RFO VI		
1. Nabas, Aklan	3-18-03	SP Res. 03-085
2. Anilao, Iloilo	4-04-03	SP Res. 04
3. Batad, Iloilo	9-09-03	SP Res. 2003-118
4. Calinog, Iloilo	2-26-03	SP Res. 2003-228
5. Janiuay, Iloilo	2-13-03	SP Res. 2003-020

Table 2. LIST OF LGUs WITH APPROVED CLUPs BY REGION. . . (Continuation)

LGU	DATE OF APPROVAL	RESOLUTION NO.
6. Lemery, Iloilo	5-27-03	SP Res. 2003-060
7. San Enrique, Iloilo	3-11-03	SP Res. 034
8. Hamtic, Antique	5-13-03	SP Res. 149
9. S. Benedicto, Negros Occ.	1-08-03	SP Res. 20
10. San Enrique, Negros Occ.	1-08-03	SP Res. 22
11. Sigma, Capiz	6-06-03	SP Res. 088
RFO VII		
1. Dimiao, Bohol	8-08-03	SP Res. 2003-519
2. Jetafe, Bohol	2-10-03	SP Res. 007
3. Lila, Bohol	3-03-03	SP Res. 2003-095
4. San Isidro, Bohol	4-28-03	SP Res. 2003-179
5. Sikatuna, Bohol	3-31-03	SP Res. 2003-157
6. Tagbilaran City, Bohol	6-23-03	SP Res. 2003-255
7. Ubay, Bohol	6-23-03	SP Res. 2003-255
8. Valencia, Bohol	6-23-03	SP Res. 2003-255
9. Alcoy, Cebu	3-31-03	SP Res. 1362-2003
10. Balamban, Cebu	3-10-03	SP Res. 9
11. Bantayan, Cebu	2-10-03	SP Res. 7
12. Consolacion, Cebu	10-20-03	SP Res. 3267-03
13. Poro, Cebu	6-12-03	SP Res. 1199-2003
14. Tabogon, Cebu	10-20-03	SP Res. 3343-03
15. Talisay City, Cebu	4-04-03	SP Res. 140-2003
16. Tudela, Cebu	3-10-03	SP Res. 819-03
17. Tuburan, Cebu	5-10-03	SP Res. 1799-2003
18. Bayawan City, Negros Or.	5-26-03	SP Res. 367
19. Dauin, Negros, Or.	6-21-03	SP Res. 352
RFO VIII		
1. Biri, N. Samar	1-31-03	SP Res. 10
2. Catarman, N. Samar	10-28-03	SP Res. 65
3. Laoang, N. Samar	7-18-03	SP Res. 43
4. Lope de Vega, N. Samar	10-08-03	SP Res. 55
5. Abuyog, Leyte	11-04-03	SP Res. 2003-552
6. Barugo, Leyte	7-24-03	SP Res. 380
7. Carigara, Leyte	7-24-03	SP Res. 379
8. Hindang, Leyte	7-29-03	SP Res. 391
9. Merida, Leyte	9-16-03	SP Res. 481
10. Anahawan, S. Leyte	8-18-03	SP Res. 482
11. Libagon, S. Leyte	12-10-03	SP Res. 701
12. St. Bernard, S. Leyte	8-04-03	SP Res. 438
RFO IX		
1. Guipos, Zamboanga DS	7-03-03	SP 2K3-1503
2. Molave, Zamboanga DS	7-03-03	SP 2K3-1504
3. Liloy, Zamboanga DN	5-07-03	SP Res. 343
RFO X		
1. Damulog, Bukidnon	1-31-03	SP 2003-426
2. Talakag, Bukidnon	7-22-03	SP Res. 2003-334
3. Kolabugan, Lanao DN	1-13-03	SP Res. 002-003
4. Lala, Lanao DN	3-25-03	SP Res. 056-2003
5. Magsaysay, Lanao DN	1-28-03	SP Res. 018-03
6. Matungao, Lanao DN	3-25-03	SP Res. 057-2003
7. Poona Piagapo, Lanao DN	5-27-03	SP Res. 110-2003
8. Sultan Naga Dimaporo, Lanao DN	3-25-03	SP Res. 058-2003
9. Salvador, Lanao DN	6-10-03	SP Res. 119-2003

Table 2. LIST OF LGUs WITH APPROVED CLUPs BY REGION. . . (Continuation)

LGU	DATE OF APPROVAL	RESOLUTION NO.
10. Tangcal, Lanao DN	3-25-03	SP Res. 059-2003
11. Tubod, Lanao DN	5-20-03	SP Res. 106-2003
12. Alubijid, Misamis Or.	2-17-03	SP Res. 38-2003
13. Gitagun, Misamis Or.	2-17-03	SP Res. 36-2003
14. Naawan, Misamis Or.	2-17-03	SP Res. 37-2003
15. Talisayan, Misamis Or.	2-17-03	SP Res. 199
16. Calamba, Misamis Occ.	3-07-03	SP Res. 371-03
17. Baliangao, Misamis Occ.	7-25-03	SP Res. 196-03
18. Clarin, Misamis Occ.	3-07-03	SP Res. 371-03
19. Lopez Jaena, Misamis Occ.	7-25-03	SP Res. 196-03
RFO XI		
1. Tagum City, Davao DN	1-06-03	SP Res. 005
2. Laac, Davao DN	9-22-03	SP Res. 217
3. Mabini, Davao DN	6-16-03	SP Res. 142
4. Taranggona, Davao Or.	7-08-03	SP Res. 339
RFO XII		
1. General Santos City	3-19-03	Board Res. R-742
RFO XIII		
1. La Paz, Agusan DS	1-13-03	SP Res. 67
2. San Luis, Agusan DS	7-21-03	SP Res. 816
3. Mainit, Surigao DN	8-08-03	SP Res. 148-2003
4. Tubod, Surigao DN	5-30-03	SP Res. 094
5. Bayabas, Surigao DS	6-17-03	SP Res. 262
6. Cantillan, Surigao DS	4-22-03	SP Res. 175
7. Carmen, Surigao DS	1-21-03	SP Res. 20
8. Carascal, Surigao DS	1-07-03	SP Res. 3
9. Lanuza, Surigao DS	1-21-03	SP Res. 21
10. Madrid, Surigao DS	11-25-03	SP Res. 466
11. San Miguel, Surigao DS	4-01-03	SP Res. 145
12. Tagbina, Surigao DS	2-11-03	SP Res. 56
ENCR		
1. Caloocan City, M. Manila	11-19-03	Board Res. R 753
2. Malabon City, M. Manila	3-19-03	Board Res. R 741
3. Navotas, M. Manila	11-19-03	Board Res. R 754
4. Pasay City, M. Manila	8-20-03	Board Res. R 746
5. Pateros, M. Manila	5-21-03	Board Res. R 745
6. Taguig, M. Manila	8-20-03	Board Res. R 744
7. Cardona, Rizal	1-27-03	SP Res. 03-07
8. Morong, Rizal	3-10-03	SP Res. 03-31
9. Pililla, Rizal	3-10-03	SP Res. 03-32
	6-02-03	SP Res. 01-82



Elizabeth A. Bueno, OIC of RFO-IX, giving some updates on Zoning Administration to LGU zoning officers in the region.

Review and Approval: CLUP/ZO and Provincial Physical Framework Plan (PPFP)

In 2003, eight (8) CLUPs/ZOs submitted to the HLURB Board were approved, from among thirteen (13) submitted. The eight LGUs whose CLUPs/ZOs were approved are listed in Table 3.

Table 3. HLURB APPROVED/RATIFIED CLUPs/ZOs
Calendar Year 2003

LGU	RESOLUTION NO.	DATE OF APPROVAL
Malabon City	R-741, S 03	March 19, 2003
Gen. Santos City	R-742, S 03	March 19, 2003
Pateros	R-745, S 03	May 21, 2003
Taguig	R-744, S 03	August 20, 2003
Pasay City	R-746, S 03	August 20, 2003
City of Caloocan	R-753, S 03	November 19, 2003
Navotas	R-754, S 03	November 19, 2003
Baguio city	R-755, S 03	December 17, 2003

Zoning Administration

One of the powers devolved to the Local Government Units (LGUs) is the power to implement the Comprehensive Land Use Plan (CLUP) and Zoning Ordinance (ZO), and to expedite the processing of applications for locational clearances (LCs).

The HLURB has introduced the Zoning Administration Program which aims to institute and ensure the proper implementation of above responsibilities. The Local Chief Executives (LCEs) of the LGUs appoint and designate their respective Zoning Officers/Administrators who undertake the processing and issuances of the aforesaid clearances. With the increase in development projects in the previous years, it was necessary for HLURB to train and deputize LGU personnel

who meet certain criteria and qualification to act and issue Certificates of Zoning Compliance (CZCs) for and on behalf of the Board.

Table 4. TOTAL NO. OF DZAs BY REGION
Calendar Year 2003

REGION	NO.
CAR	32
I	32
II	27
III	0
IV-A	0
IV-B	3
V	16
VI	36
VII	27
VIII	15
IX	19
X	29
XI	0
XII	9
XIII	2
ENCR	3
TOTAL	250

In the recent years, the fast-tracking of the CLUP/ZO formulation and the close monitoring of approval by the HLURB regional field office personnel has helped in reducing the appointment of Deputized Zoning Officers/Administrators. From 406 Deputized Zoning Administrators (DZAs) in 2001, this number was reduced to 348 in 2002, and further reduced to 250 in 2003. This likewise led to a reduction of Certificates of Zoning Compliance (CZCs) issued, from 13,202 in 2001, to 10,720 in 2002, and further to 8,709 in 2003. Table 4 indicates the total number of Deputized Zoning Administrators per region.

License to Sell Issued

For CY 2003, a combined total of 2,029 residential and non-residential projects with a corresponding aggregate total of 297,539 units were issued licenses to sell. Residential units comprised around forty four percent (44%) of the total, while the remaining fifty six percent (56%) were non-residential units. (See Table 5 for breakdown)

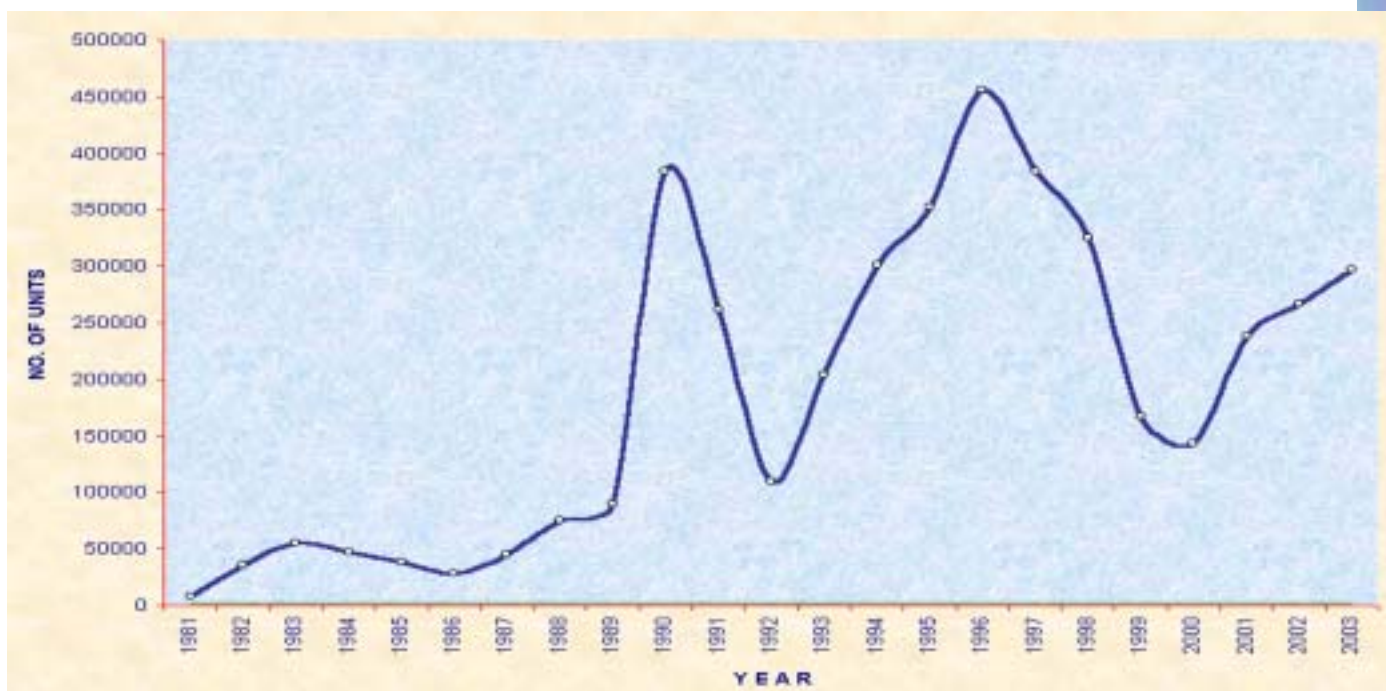
TYPE	PROJECTS	UNITS	PERCENTAGE
A. RESIDENTIAL			
Open Market Housing (PD 957)	154	36,312	28%
Medium Cost	53	9,839	8%
Economic Housing (BP 220)	125	28,132	21%
Socialized Housing (BP 220)	107	37,315	28%
Simple Subdivision	1,454	3,554	3%
Condominium	64	15,978	12%
SUB-TOTAL	1,957	131,130	100%
B. NON-RESIDENTIAL			
Commercial Condominium	5	724	1%
Farmplot	7	457	0%
Memorial Park	41	163,978	98%
Industrial Subdivision	3	380	0%
Commercial Subdivision	16	870	1%
SUB-TOTAL	72	166,409	100%
GRAND TOTAL	2,029	297,539	

A greater quantity of housing units covered by issued licenses to sell was for open market and socialized housing projects, each with 28% of the total. This was followed by economic housing projects with 21% then the medium cost projects with 8%. Simple subdivision projects which were predominantly located in Regions VI and VII, had the least number of units. Region IV-A (CALABAZON Area) remained the priority of private developers with the bulk of housing units in the Open Market, Economic and Socialized housing categories.

Following closely were Region III and ENCR.

From CY 1981 to CY 2003, the total number of licensed residential and, non-residential units produced by private developers reached 4,314,329. As shown in Figure 1, the peak year was in 1996 but the number of units gradually tapered off, with the economic crisis, from 1997 up to year 2000. In 2001, the production started to pick up and maintained the upward trend up to 2003.

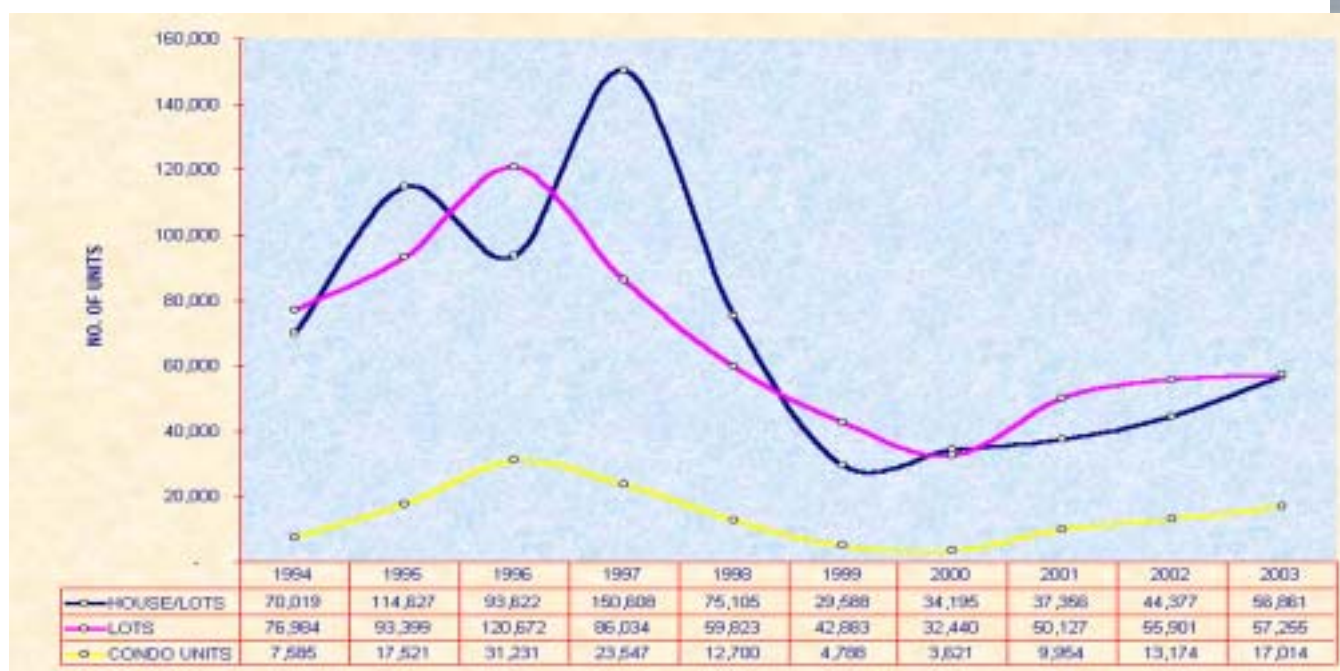
Figure 1. RESIDENTIAL/NON-RESIDENTIAL UNITS COVERED LICENSES TO SELL
Calendar Year 1981 - 2003



Residential units are further categorized into house and lot packages, lots only and condominium units. Licenses to sell issued in 2003 to residential units covered an aggregate total of 131,130 of which 56,861 were house and lot packages, 57,255 were lots only and 17,014 were condominium units.

As shown in Figure 2, within the 10-year period from 1994 to 2003, the total number of residential house and lot packages covered by licenses to sell displayed an undulating curve. From 70,019 in 1994, it increased by almost 40% (114,627) in 1995 but went down by 18% (93,622) in 1996. CY 1997 made a great leap from 93,622 house and lots in 1996 to a total of 150,608 house and lots. However, the following years (1998 and 1999), showed reduced numbers

Figure 2. RESIDENTIAL LOTS, HOUSE & LOTS AND CONDOMINIUM UNITS COVERED BY LICENSES TO SELL
Calendar Year 1994 - 2003



75,105 and 29,588 respectively but started to pick up once again up to 2003.

Residential lots on the other hand, showed an increase from a total of 76,984 in 1994 to 120,672 in 1996 but dropped off to 86,034 units in the following year until year 2000. In 2000, the total number of house and lot packages were almost the same with the total number of residential lots covered by licenses to sell.

For the past ten years (1994-2003), the total number of condominium units covered by licenses to sell reached 141,135. Condominium units likewise showed an upward trend from 1994 to 1996 which tapered off in 1997 until year 2000. It picked up in 2001-2003, and continues to register increases.

Certificates and Other Issuances

Issuance of zoning permits and clearances was devolved to LGUs with approved updated CLUPs/ZOs. HLURB however, continued to act for and on behalf of LGUs which did not assume the devolved function and those without approved updated plans.

The total number of development permits issued to residential projects was 252 covering 26,835 units. Of this total, Condominium projects under PD 957 got the highest number (14,876) followed by Economic Housing with 5,105 and Open Market housing came in third with 1,952.

For non-residential projects, a total of 22 projects were issued development permits with a corresponding total of 44,953 units. Memorial parks topped the list with 42,715 plots/niches followed by the commercial condominium with 2,212 and commercial subdivision with 26 units.

Table 6. DEVELOPMENT PERMITS ISSUED
Calendar Year 2003

TYPE	PROJECTS	UNITS
A. RESIDENTIAL		
Under PD 957		
Open Market	16	1,952
Medium Cost	6	337
Condominium	49	14,876
Under BP 220		
Economic Housing	20	5,105
Socialized Housing	8	1,784
Condominium	6	1,320
Simple Subdivisions	137	924
Compliance Projects	10	537
SUB-TOTAL	252	26,835
B. NON-RESIDENTIAL		
Commercial Condominium	11	2,212
Industrial Subdivision	0	0
Commercial Subdivision	2	26
Farmplot	0	0
Memorial Parks	9	42,715
SUB-TOTAL	22	44,953
TOTAL	274	71,788

Both residential and non-residential projects gave an aggregate total of 274 projects with the corresponding units of 71,788.

In 2003, a total of 16,993 clearances, certifications and other permits including registration of Homeowners Association (HOA), Licenses of Brokers and Salesmen were issued. (See *Table 7*)

Table 7. CERTIFICATIONS AND OTHER PERMITS

Zoning Clearances	4,135
Preliminary Approval and Locational Clearance	65
Subdivision and Condominium Plan Approvals	274
Certificates of Registration	2,026
Certificates of Completion	113
Zoning Certifications	1,559
Clearance to Mortgage	62
HOA Certificates of Registration	706
Salesmen/Brokers' Licenses	4,526
Certificate of Subd./Condo. owner/developer as dealer	6
Certificate of Creditable Withholding Tax	1,084
Other Certifications/Approvals	2,437

Monitoring and Investigation of Projects

HLURB monitors and investigates projects either through actual inspection on field or through table verification. Projects are monitored periodically until they are completed and issued their Certificate of Completion (COC). This is to ensure that developers comply with the prescribed rules and standards. The activity likewise provides HLURB ample bases for actions on complaints. For new projects, monitoring is done within six (6) months after the issuance of the license. In 2003, the monitors conducted 20,468 field and non-field verifications. This monitoring recorded a total of 12,611 violations, of which 10,204 were addressed. In addition, 2,000 Homeowners Associations were supervised and monitored. Monitoring is usually done through table investigations to update records of Homeowners Associations (HOA).

Adjudicated Cases

Adjudicated cases are complaints relative to the violation of pertinent legislation and HLURB rules and regulations which are formally filed with the Board and are decided upon by the designated Housing and Land Use Arbiters (HLAs), both at the Central Office and at the Regional Field Offices (RFOs). Cases filed at the RFOs without HLAs are acted upon by the Legal Services Group (LSG). Out of 120 cases handled in CY 2003, the Group was able to resolve 32 (27%).

In the same year (2003), a total of 3,634 complaints were handled by

Table 8. CASES FILED
Calendar Year 2003

RFO	NO. OF CASES
CAR	13
I	11
II	4
III	45
IV-A	459
IV-B	3
ENCR	1,912
V	8
VI 47	
VII	75
VIII	4
IX 7	
X	38
XI 92	
XII	4
XIII (CARAGA)	3
SUB-TOTAL	2,725
HOA Cases Filed with RFOs	125
HOA Cases from HGC turned-over to the HLURB	664
Cases forwarded to Legal Services Group (LSG)	120
TOTAL	3,634

the HLAs, of which 2,318 (64%) were undecided cases from 2002. Of this total number, 664 (18%) were Homeowners Associations cases turned over to HLURB by Home Guaranty Corporation (HGC) pursuant to Sec. 26 of RA 8763. From the HGC cases, 216 (32%) were resolved. Overall, the Housing and Land Use Arbiters (HLAs) have adjudicated a total of 1,165 cases or 32% of the total pending cases.

Appeals/Petitions Resolved

An aggrieved party in a decided case of a Housing and Land Use Arbiter (HLA), may file a petition for review or appeal the decision to the Board of Commissioners. If still not satisfied, the aggrieved party may appeal the decision of the Board to the Office of the President, which decision shall be final and subject to review only by the Supreme Court.

Appeals/petitions for deliberation by the Board are reviewed by the Appeals and Review Group (ARG) at the Central Office. This Group serves as the review arm of the Board. In 2003, the Board was able to resolve a total of 405 cases.

Guidelines, Standards, Rules and Regulations

The promulgation of HLURB guidelines, standards, rules and regulations to govern the formulation and implementation of land use plans and zoning ordinances of LGUs and other land development is lodged with the Rules and Standards Development Group (RSDG).

Stationed at the Central Office, the Group was able to formulate the following in 2003:

- *Amendment to Sec. 2.11 of Rule 1 of the Rules and Regulations for Memorial Park/Cemetery by Deleting Operational Clearance issued by the Department of Health (DOH) as one of the requirements for Final Approval;*
- *Amendment to Board Res. No. 225, S. of 2002 (19 June) deleting DAR Exemption Clearance as a requirement for the issuance of Development Permit and License to Sell for subdivision and condominium projects and that in lieu thereof; a Zoning Certification issued by the Regional Officer be submitted indicating that the project site is within the area zoned for urban use (i.e. other than agricultural) prior to 15 June 1988;*
- *Revision on the requirement for the issuance of License to Sell for Farmlot Subdivisions, and;*
- *Guidelines on the issuance of Certification that the Project is socialized housing.*

Prior to the Board's approval, these documents were subjected to series of consultative meetings with local and national government agencies and their instrumentalities, professional organizations, the private sector, the academe, the HLURB regional field offices and the HLURB Policy and Review Committee.

Other Accomplishments

Despite the influx of the regular tasks to be accomplished, HLURB still managed to be visible in meetings, conferences, fora, etc. where its expertise was relevant and necessary. The Board was likewise well represented in television and radio interviews where its position, and commentaries were called for.





Sports Development

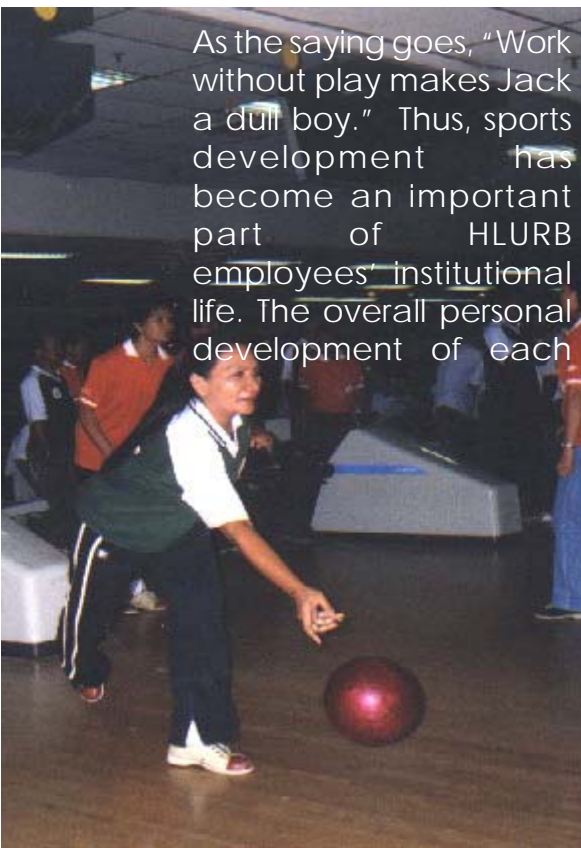
As the saying goes, "Work without play makes Jack a dull boy." Thus, sports development has become an important part of HLURB employees' institutional life. The overall personal development of each

is enhanced through sports. This is in line with the company appreciation of personnel's social needs.

Mid-August of 2003 saw the key shelter agencies busy with its sports activities.

The month marked the opening of the 2003 Key Shelter Agencies (KSA) Sports Tournament and the awarding of prizes and trophies to winners of different sports categories in 2002. The event was held at the Philippine

HLURB players showing their beautiful smiles beside Sen. Francisco Pangilinan.



Belle Guanzon throwing her first ball during the match with HGC. (In orange uniform)



Commissioners Tess Desierto and Popoy Magno with the players at the opening ceremonies. Beaming with pride as they carry HLURB banner are muses Rinia Valencia and Marivic Japa.

Sports Arena at the Ultra Complex in Pasig City, which was graced by the attendance of Senator Francisco Pangilinan as the guest speaker. Basketball stars Danilo Ildefonso and Jeffrey Cariaso of the Philippine Basketball Association provided additional excitement to this eventful occasion. Their presence caused a commotion as their lady fans wanted to be beside them for the picture taking. The search for 2003 A-Muse of KSA, with its unique criteria for judging, added more color, laughter and life to the affair. The contest called for very healthy ladies, single or married with pleasing personality. Our very own talented and charming Ms. Dolores Marra-De Leon of HLURB-ENCR came out as First Runner-Up behind the representative from HUDCC who was crowned 2003 A-Muse of KSA.

Due to budgetary constraints, the 2003 Sports Tournament was only limited to Women's

and Men's Volleyball and Men's Basketball games. After a series of challenging games, the HLURB Women's Volleyball Team emerged as First Runner-up while the HLURB Men's Volleyball Team bagged the second runner-up trophy. The culmination of the 2003 Sports Tournament was highlighted by the friendly games in men's and women's volleyball and men's basketball between the selected players from the Makati Group composed of HGC, PAG-IBIG and NHMFC and the Quezon City Group composed of HLURB, NHA and HUDCC. The awarding of trophies and prizes was held at the National Housing Authority (NHA) Gymnasium.

On an industry level, the HLURB Bowling Team

was invited to participate as guest team in the Annual Tenpin Bowling Tour-nament sponsored by CREBA. Here the HLURB Team was awarded the highest single and the highest team series with handicap. We congratulate all the winners, and the people who made this possible!



The triumphant members of the HLURB Women's Volleyball Team composed of (left-right) Meselemlia R. Bitancor, Cherry Cacho, Cynthia Gonzales, Annabelle Guanzon and Jemima M. Ragudo. (Not in photo: Carmen Atos, Babes Galarosa, Bless Caballero, Emma Rullon, Nora Santos, Ana Dagñalan, Cecille Salvador, Annie Cruz and Rosele Ollero)

Manpower Resources

The total manpower count of 441 in CY 2002 increased to 471 in CY 2003 due to the addition of thirty (30) new hirees. The regional field offices (RFOs) had 323 personnel while the Central Office had 148 persons. 79% of the personnel occupied technical positions while 21% occupied non-technical positions. 95% (446) were permanent employees and the remaining 5% were composed of temporary positions (14), casuals (5), with fixed term (6) and co-terminus (2). Once again, HLURB was dominated by females with a ratio of 1 male : 7 females.

At the Central Office, the General Services Division (GSD) had the biggest number of personnel with 27 and the least number of personnel were assigned to the Offices of the Commissioners including that of the Chief Executive Officer. Among the Regional Field Offices (RFOs), the Expanded National Capital Region (ENCR) had the biggest number of personnel with 57 followed by RFO IV-A with 40. RFO IV-B, the newly created region, has the least number of employees, totally, similar to RFO XIII (CARAGA).

Table 9. SUMMARY OF HLURB PERSONNEL DISTRIBUTION PER OFFICE
4th Quarter of CY 2003 (As of December 2003)

OFFICE/REGION	SEX		STATUS										POSITION				TOTAL
			PERMA-NENT		TEMPO-RARY		CASUAL		W/ FIXED TERM		CO-TERMINOUS		TECH-NICAL		NON-TECHNICAL		
	M	F	M	F	M	F	M	F	M	F	M	F	M	F	M	F	
Office of the Chief Executive Officer	1	2		2					1				1	1		1	3
Executive Services Group	2	5	2	5									2	4		1	7
Plans and Programs Group	1	8	1	8									1	7		1	9
Board Secretariat	1	3	1	3									1	2		1	4
Internal AuditService		3		3										3			3
Office of Comm. F. L. Dagñalan	1	1		1					1				1			1	2
Legal Services Group	4	9	3	8	1							1	4	7		2	13
Information Technology Group	4	4	4	4									4	4			8
Office of Admin. & Finance																	
Human Resource Management Division	2	12	2	11				1					2	6	5	1	14
General Services Division	21	6	17	6	4								2	4	19	2	27
Office of Comm. T. A. Desierto	1	2	1	1						1			1	2			3
Appeals and Review Group	5	4	5	2		1						1	5	1		3	9
Budget Division	2	6	2	5				1					1	3	1	3	8
Accounting Division	3	15	3	14				1					3	9		6	18
Office of Comm. J. Y. Pang	2	2	1	1		1			1				2			2	4
Rules and Standards Development Group	2	8	2	8									2	7		1	10
Field Operation Support Group	1	5	1	5									1	4		1	6
SUB-TOTAL	53	95	45	87	5	2	0	3	3	1	0	2	33	64	25	26	148
ENCRFO	23	34	21	33		1	2						16	27	7	7	57
RFO-CAR	5	8	5	8									4	8	1		13
RFO-I	6	8	6	8									5	8	1		14
RFO-II	11	7	10	7	1								10	6	1	1	18
RFO-III	7	14	7	14									6	12	1	2	21
RFO-IV-A	18	22	16	21	2	1							14	17	4	5	40
RFO-IV-B	6	3	5	3	1								5	3	1		9
RFO-V	8	11	8	11									8	7		4	19
RFO-VI	10	9	10	9									8	8	2	1	19
RFO-VII	9	11	9	11									8	11	1		20
RFO-VIII	8	10	8	10									7	10	1		18
RFO-IX	7	9	7	9									6	9	1		16
RFO-X	2	12	2	12									2	11		1	14
RFO-XI	8	11	8	11									7	10	1	1	19
RFO-XII	5	12	5	11		1							5	9		3	17
CARAGA	5	4	5	4									5	4			9
SUB-TOTAL	138	185	132	182	4	3	2	0	0	0	0	0	116	160	22	25	323
GRAND TOTAL	191	280	177	269	9	5	2	3	3	1	0	2	149	224	47	51	471

Human Resource Development

In 2003, the Human Resource Management Division (HRMD) received invitations for training programs here and abroad which were availed of by the HLURB staff from all the offices. These programs were the following:

LOCAL TRAINING:

- 2nd Regional Convention of Lawyers, Centennial Hall, Manila Hotel, January 16, 2003
- e-Government 101, National Computer Center, March 14, 2003
- CSC Supervisory Development Course, March 27-28, 2003, Cagayan de Oro City
- Training on Statistics for Development, March 31-April 4, 2003, Tuguegarao City
- Cooperative Standard Chart of Accounts Seminar, May 15-17, 2003, Baguio City
- 53rd PSAE Annual National Convention in Davao City, April 21-23, 2003, Waterfront Insular Hotel, Davao City
- Career Enhancement Program for Officials and Attorneys of Quasi-Judicial Bodies, June 3-4, 2003, Garden Plaza Hotel, Paco Park, Manila
- Career Enhancement Program for Quasi-Judicial Bodies, July 21-22, 2003, Garden Plaza Hotel, Paco Park, Manila
- PICE Mid-Year Convention, June 26-28, 2003, Olongapo City Convention Center, Olongapo City
- AGIA Membership Meeting Cum Seminar, June 27, 2003, Diosdado Macapagal Hall (LBP Auditorium), Landbank Plaza, 1598, M. H. del Pilar cor. Dr. Quintos Sts., Malate, Manila
- CSC Supervisory Development Course (Track 1), July 22-25, 2003, Ilocos Training and Regional Medical Center, San Fernando City
- Training Management Course, July 14-18, 2003, International Rural Electrification Training Center, Agoo, La Union
- Seminar-Workshop on Pre-Retirement Innovation and Options for Results, July 21-23, 2003, VIP Hotel, A. Velez St., Cagayan de Oro City
- Executive Leadership Program, DIWA and GABAY (Aug. 28 – Sept. 3, 2003 and Sept. 25 – Oct. 1, 2003)
- Seminar on Civil Service Law and Rules (CSLR), Aug. 28-29, 2003, Rembrandt Hotel, Timog, Quezon City, CSC-UP/QC Field Office
- Seminar Forum on "How to Detect Fake Land Titles", 04 Sept. 2003, Tamaraw Hall,
- G/F Visitors Center, Ninoy Aquino Parks and Wildlife Nature Center cors. Quezon and North Avenue., QC, CSC-UP/QC Field Office
- 5th MINDACOMNET Congress and Workshop, Sept. 17-20, 2003, Marvella Plaza Hotel, Koronadal City, South Cotabato, Philippine Information Agency-CARAGA
- PIEP Annual National Convention, Sept. 25-27, 2003, PICC, NREA and PIEP
- Philippine ESRI GIS User Conference, Oct. 15, 2003, Manila Galleria Suites, Geodata Systems Technologies

INTERNATIONAL TRAINING:

- International Conference on Sustainable Urbanization Strategies, Nov. 3-5, 2003, Weihai City, China, UN Habitat Programme (based in Nairobi, Kenya)
- Regional Second Step of the International Programme on Local Environmental Management, December 1-12, 2003 (Coordinated May 2003)
- Sustainable Coastal Development Course, Sept. 1 – Oct. 3, 2003, Sweden (SIDA) (Coordinated April 2003)

IN-HOUSE TRAINING

- GSIS Briefing on Retirement Options, January 21, 2003, HLURB Lobby

EDUCATIONAL SUPPORT PROGRAM

- Educational Support Program, April – September 2003 (Bar Review)

Fiscal Resources

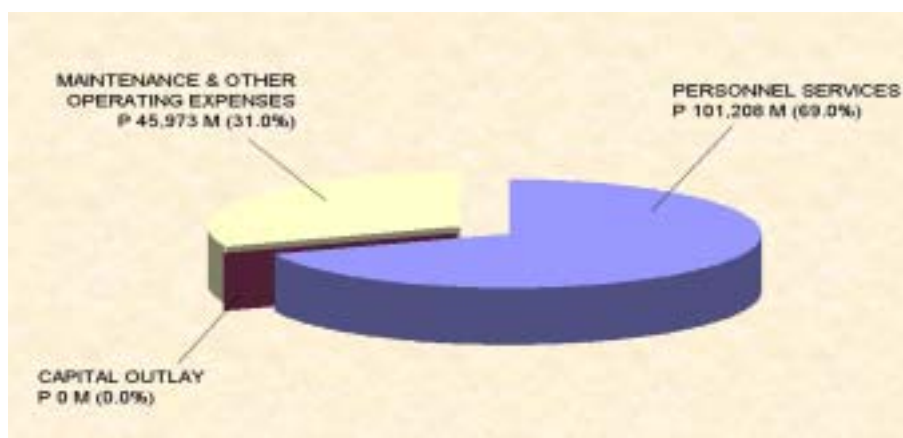
The HLURB's budget under the CY 2003 General Appropriations Act No. RA 9162 and RA 9206, as reenacted, is One Hundred Forty Seven Million and One Hundred Eighty One Thousand Pesos (P147.181M). The actual release, however, was One Hundred Sixty One Million and One Hundred Two Thousand Pesos (P161.102M), with additional Thirteen Million and Nine Hundred Twenty One Thousand (P13.921M) to include the ff:

P3.050 M	-	Miscellaneous Personnel and Benefit Funds (MPFB)
996 M	-	Pension and Gratuity Fund
103 M	-	Built-in Appropriation
9.471 M	-	Automatic Appropriation
301 M	-	Continuing Appropriation

The budget allocation and corresponding percentages are shown below:

Figure 3. BUDGET ALLOCATION

Calendar Year 2003




Republic of the Philippines
Office of the President
HOUSING AND LAND USE REGULATORY BOARD

COMPARATIVE BALANCE SHEET

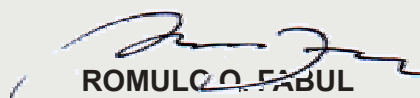
(Regional and Central Offices)
As of the year Ended December 31, 2002 & 2003

	2002	2003
ASSETS		
Current Assets		
Cash and Receivables	P 489,927,441.26	P 491,564,987.73
Inventories	4,569,656.51	2,725,965.84
Prepaid Expenses	3,033,449.14	2,116,834.01
Other Current Assets	68,274.75	36,029.75
Total Current Assets	<u>497,598,821.66</u>	<u>496,443,817.33</u>
Investment and PPE		
Long Term Investment		
Property, Plant and Equipment	65,413,124.81	81,959,528.37
Less: Accumulated Depreciation	8,166,023.48	18,984,539.34
	<u>57,247,101.33</u>	<u>62,974,989.03</u>
Other Assets	63,471.16	318,577.35
TOTAL ASSETS	<u>P 554,909,394.15</u>	<u>P 559,737,383.71</u>
LIABILITIES AND EQUITY		
Payables	P 45,895,514.92	P 25,099,081.16
Trust Liabilities	358,768.31	17,887,135.53
Deferred Credits	61,414.35	29,169.35
	<u>46,315,697.58</u>	<u>43,015,386.04</u>
Equity	508,593,696.57	516,721,997.67
TOTAL LIABILITIES AND EQUITY	<u>P 554,909,394.15</u>	<u>P 559,737,383.71</u>

Certified by:


MARILOU M. PALOMO
Chief Accountant

Approved by:


ROMULO O. FABUL
Chief Executive Officer
and Commissioner

The Frontliners in the Region



CAR (Standing, left-right): Beck Martinez, Alma Barnachea, Johanna Lictao, Aryth Solano, Becky Torres (Regional Officer), Sally Ternola, Tina Sumague, Mary Amoro-so, (Standing at the back): Nhor Uboan, Ed Morales, Harry Nool, Gedde de Vera Cesar Morales and Freddie Lays.

RFO I (Standing, left to right): Eufemia C. Santos, Lalaine S. Lucido, Rowena H. Rillera. Dir. Teresita V. Galacgac (Regional Officer), Jo Anne D. Labsan, Jovita R. Reyes, Marissa B. Runas. (Seated, left to right): Engr. Sherwin C. Patanao, Engr. Conrado M. Manera, Engr. Roderico M. Beltran, Glebens R. Estimada and Florencio R. Roja.



RFO III (Clockwise, standing from left) Efren L. Musngi Sr., Jose A. Atencio Jr., Agnes R. Dabu, Dalia B. Atencio, Loredonne B. Canlas, Hermenegilda DR. Marcos, Engr. Edita B. Feliciano, Evangeline D. Zablan, Engr. Eleador F. Balgos, Engr. Perlito C. Abello, Corazon L. Ocampo, Zenaida M. Puno, Ana Olivia B. Fajardo, Regional Officer Editha U. Barrameda (Regional Officer), Engr. Herminia Q. Pangilinan, Zenida C. Racadio and Nancy M. Canlas.



RFO II (First Row, left-right): Engr. Joseph O. Cipriano, Engr. James L. Reyes; (Second Row, left-right): Mariam Joji T. Bunagan, Julie E. Collado, Aida S. Carag, Antonio P. Urata (Regional Officer), Mely C. Molina, Cheryl B. Tolentino, Grace A. De Vera, Helengrace V. Naelgas; (Third Row, left-right): Engr. Alexander S. Carrera, Deogracias B. Caronan, Engr. Elpidio Tabbu, Jr., Geronimo O. Tadana, Ruben B. Baculi, Dr. Roger A. Salvatierra, William C. Caronan and Geronimo Cacliong.

ENCRFO (1st Row, left-right): Raul Barcelo, Teodorico Alonzo, Oswald Ofemaria and Michael Alonzo; (2nd Row, left-right): Agrifina Fernandez, Dolores Mara-de Leon, Evangeline Paileo, Anabel Narce, Yeda Gonzales, Gregoria Latiza, Josephine Froilan, Fe Javier, Rufina Panes, Atty. Ma. Luisa Pangan, Jess Obligacion (Regional Officer); (3rd Row, left-right): Ferdie Soriano, Atty. Dunstan San Vicente, Antonio Rodriguez, Judith Cacacho, Virgilio Alonzo, Rommel Calzado, Engr. Octavio Canta, Engr. Edwin Aquino, Magdalena Vergara, Cipriano Brucal, Araceli Petilla, Josefino Pianco, Atty. Rowena Ballasolla, Annie Cruz, Nilda Alonzo, Engr. Aquino Dancel, Veronica Nepomuceno, Lyn Marie Tenasas, Lourdes Ramos, Arwin Armada, Glocita Manong, Victoria Javier, Marilou Bautista, Atty. Joselito Melchor (partly hidden), Leonor Hilahan, Danilo Rozon, and Eppie San Juan; (Not in photo are: Atty. Marino Bernardo Torres, Carmen Atos, Alice Pacqueo, Myrna Roldan, Emily Pizarro, Cristeta. Galarosa, Fely Aragon, Cecille Salvador and Rosele Ollero).





RFO IV-A (Front Row, left-right): Jose Peña, Jr., Edwin Soliman, Armando Bacsa, Leonardo Condador, Raymundo Foronda, Luciano Janario, Jr., Dolores Petilla, Abraham Palmero, Rodel Cunanan, Ma. Perpetua Arroyo; (Second Row, left-right): Agnes Ilao, Bella de Nava, Milagros Avila, Fenita Pacheco, Belen Ceniza (Regional Officer), Esmeralda Leopando, Celeste Vivencia Ramos, Florence Villas, Malaya Simon, Imelda Pajaroja; (Third Row, left-right): Leonora Santos, Lilia Lumbea, Salvador Lavapie, Rosemarie Carandang, Ana Dagóalan, Edita Estigoy, Rosalinda Zurbano; (Fourth Row, left-right): Rainier Leopando, Albert Soria, Felicísimo Austria, Marina Roxas, Rossana Perez, Divina Ibba, Rogelio Villanueva, Maribel Manalo, Nilda Madrazo; (Fifth Row, left-right): Eduardo Sahagun, Rey Musa, Emmanuel Glipo, Federico Dolorical, Ambrocio Satingin, Leonides Gaitera, Arturo Atienza.



RFO IV-B (Front Row, left-right): Elizabeth Bandojo, Jimmy Serrano, Isabelo Calangian, Jr.; (Back, left-right): Ruben Palomo, Christopher Jose Mendoza, Dir. Allan Tan, II (Regional Officer), Moonyeen Aleli Pico, Sharon Labro, Julius Tan, and Charito Lavapie.



RFO V (First Row): Chona Villanueva, Leonita Offemaria, Gary Mollina, Larry Aycardo, Florencio Tingzon, Jr. (Regional Officer), Nestor Dizon, Richard Manila and Grace Reyes; (Second Row): Araceli Alejo, Eva Balisnomo, Cheeryln Bonacua, Mary Kathleen Christy Bonlo, Carolyn Alejo and Edna Zaraqoza.

RFO VI (Front row, left-right): Ma. Corazon Salmo, Christy P. Bolivar, Marilyn M. Sustiguer, Rose Marie M. Bermejo, Pilar J. Jamandre (Regional Officer), Emily S. Medenilla, Myrna C. Cabardo, Amy P. Tantioco and Rosario L. Ladrado; (Standing, left-right): Jaime B. Dueñas, Jamelon A. Bellosillo, Atty. Melchor Calopiz, Jovel Ardales, Engr. Gil Ramos, Alberto S.D. Lopez, Engr. Nelson Dalde, Nestor B. Tarrosa, Jr., Ruben V. Pallo and Gelzar Almira.

RFO VII (Front row, left-right): Axel Mangila, Lyndon Juntilla, Gonzalo Tumalak, Antonio Decatoria, Sr. (Regional Officer), Romeo de los Santos, Francis Ordeniza, Miguel Lisondra and Alipio Bacalso, Jr. (Standing, left-right): Felicidad Nahid, Adelita Gaviola, Maria Luisa Dominise, Bernardita Tumalak, Soledad Bacalso, Linella Cuevas, Evelyn Babier, Celsa Melchor Norma Enriquez, Melka Thunley and Cleo Corpuz.





RFO VIII (Front row, left-right): Edgardo P. Dolina, Lourdes C. Nacino, Anacet A. Dalangin (Regional Officer), Zenaida C. Estur and Tedelino E. Guillermo; (Second Row, left-right): Trinidad F. Dolina, Ofelia C. Yu, Rowena V. Monterde, Edita H. Macauba and Brenda J. Blones; (Standing, left-right): Noel C. Picardal, Adan Miguel L. Yano, Rosalinda G. PeOalosa, Reinrose G. Fabella, Jovito L. Daga and Ernesto R. Tan. (Not in photo: Fe M. Nicolas and Manuel Epilogo)



RFO IX (Seated from left-right): Angelita Mabalod, Virginia Pasilan, Eduardo Pajarito Elizabeth Bueno (OIC), Wilsa Shuck, Bibi Concepcion Indanan and Maria Gracia Torres (Standing, left-right): Rodrigo Tubog, Edgardo Jose, Rafauls Imbing, Jocelyn Vailoces, Ma. Nenita AcuOa, Araceli Magbanua, Achilles Endozo, Rodrigo Alvarez and Ciriaco Cruz, Jr.



RFO X (Standing first row, left-right): Messandro Linaac, Darlina Actub, Evangeline Agan (Regional Officer), Leslie Curig and Clarito Jimenez; (Standing second row, left-right): Sarah Binayao, Lani May Acero, Mary Margie CasiOo and Soledad Villegas; (Standing third row, left-right): Judy Sumabat, Merlynda Pagalan, Anita LleOos and Era Uy.



RFO XI (1st Row, left - right): Ramon Revilla, Jed Pague, Roy T. Lopez (Regional Officer), Ashley Depalubos, Arnulfo Vargas; (2nd Row, left - right): Abel Gemena, Elmer Dugaduga, George Martinez; (3rd Row, left - right): Surita Pedrozo, Araceli Magno, Felicita Jose, Rosalina Dumadag, Edithe Te, Ma. Felvie Macasa, Remedios Avinante, Marlyn Balo, Eden Santiago and Rucel Cayetano.



RFO XII (Seated, left-right): Ranibai Dilangalen, Abdilah Bayao, Susan Celo, Rajah Ayunan (Regional Officer), Daud Macala, Abdula Mametanto and Maria Estela Tan; (Standing, left-right): Estela Duque, Nedie Valledor, Myrlinda Lazaro, Leah, Edioy, Zenaida Leyza, Arturo Racaza, Arden Souribio, Senaya Mohamed and Remedios Rosalita.



CARAGA (First row): Charito Raagas (Regional Officer), (Second Row): Ma. Thereza Galvez and Charyll Dosdos; (Standing left-right): Leonardo Buyan, Eleanor Buyan, Fulgencio Buyan, Harvey Villegas, Rey Niog and Artemio Solis,

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Cotabato City Mayor Muslimin G. Sema (*2nd from right, foreground*) presented the city land use plan of Cotabato during the agency's regular Board meeting.



Makati City Mayor Jejomar Binay (*right*) stresses a point as members of the Board chaired by Secretary Michael T. Defensor pay attention during the former's presentation of the city's land use plan.



Secretary Defensor leads the Board in reviewing the details of the land use plan of Pateros during its deliberation to ensure effectiveness.

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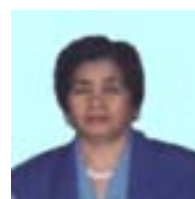
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